



**City of Milpitas  
Building And Safety Department**

Mailing Address: 455 East Calaveras Boulevard, Milpitas,  
California 95035-5479 – Tel. 408.586.3240, Fax 408.586.3285  
[www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov)

**Water Heater Installation on top  
of Ceiling Framing**

Policy: BDP-BLG04

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Revision  
Number

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Approved By:

**Water Heater Installation on top of Ceiling Framing**

- 1) This policy applies to gas and electric water heaters with the total weight not exceeding 400 lbs.
- 2) Water heater shall be located on a ¾” plywood platform attached to the ceiling joists with #10 wood screw or 8d penny nails 6” o.c. at the plywood panel edges and 12” o.c. at intermediate joists.
- 3) If strapping to the adjacent walls as required by 2007 California Plumbing Code Section 508.2 is not possible, provide strapping to the ceiling joists below. Use ¾” x 24 gauge perforated plumbers tape encircling top 1/3 of the water heater. Provide minimum 3 evenly spaced diagonal braces to ceiling joists with similar plumbers tape or ½” diameter EMT conduit with flatten edges. Use 1/4” diameter x 1” round head machine bolt with washer and nut for bracing connections.
- 4) Attach diagonal braces to wood ceiling joists with ¼” diameter x 3” long lag screws or 1/4” diameter x 2” machine bolts with washers and nut to metal joists.
- 5) Protect plywood platform with corrosion-resistant watertight pan with a minimum ¾” diameter drain to an approved location beneath the water heater per 2007 California Plumbing Code Section 508.4.